Registered Land Surveyor's Certificate LANTERN COMMONS SUBDIVISION WESTFIELD, HAMILTON COUNTY, INDIANA Stephen M. Roeschlein, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of SECTION 12, TOWNSHIP 18N, RANGE 3E That this plat correctly represents a survey completed by me on _____ , that all monuments show thereon actually exist or bond has been posted to cover the later installation of these monuments, and that all other requirements specified herein, done by me, I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, **CURVE TABLE** unless required by law. NO. DELTA RADIUS LENGTH CHORD BEARING CHORD Stephen M. Roeschlein, RLS SITE DATA TABLE C1 | 20°07'26" | 426.50' | 149.80' S40°47'41"E 149.03' C2 | 24°54'27" | 323.50' | 140.63' 139.53' S38°24'10"E C3 | 25°56'56" | 323.50' | 146.51' N12°58'28"W 145.26' C4 28°06'03" 425.39' 208.63' N14°02'28"W 206.55' This subdivision consists of 3 Blocks numbered 'A', 'B' & 'C' and 2 Common Areas labeled C.A.#A', C.A. #'B' (both inclusive). The size of Blocks and width of TOTAL ACREAGE: 51.8 AC C5 | 64°31'53" | 426.50' | 480.36' S60°17'16"E 455.37' streets are shown in feet and decimal parts thereof. TOTAL BLOCKS: S76°00'11"E 184.30' C6 | 33°06'02" | 323.50' | 186.89' I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat TOTAL COMMON AREA: 2 represents a subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change C7 50°33'00" 426.50' 376.29' S67°16'42"E 364.20' from the matters of survey revealed by the cross-reference survey on any lines that are common with the new subdivision. FUTURE POND AREA: 65,587 SFT. (1.50 AC) C8 92°33'12" 323.50' 522.57' S46°16'36"E 467.58' Witness my signature this _____ day of ____ ZONING: C9 50°51'24" 426.50' 378.57' S25°25'42"E 366.26' C10 36°40'26" 323.50' 207.07' N32°31'11"W 203.55' C11 39°06'14" 230.00' 156.97' S19°35'29"W 50' BUILDING SETBACK BLOCK 'A' 1,062,263 SFT 24.386 AC. VBTOCK IC. 462,596 SET. 173,850 SF/T 10.620 AC. WESTFIELD BLVD (Extension) COMMON BLQCK (B AREA 'A' 567,794 SFT 84,989/SFT. 13.035 AC. 1/.9/51/AC APPROXIMATE LIMITS OF FLOOD ZONE "AE" AS PER SCALED INTERPRETATIONS OF FIRM MAP #18057C 0120G DATED NOVEMBER 19, 2014 RECREATIONAL TRAIL EASEMENT-50 BUILDING SETBACK INST. #200400043068 N00°06'40"E 2655.Q2' **UNION STREET** (24 ROADWAY WIDTH

PROJECT CONTACTS

DEVELOPER/OWNER Front Street Partners John Elliott/Martin Ing 3942 Elam Rd

jelliott@sbginc.us

Jack Parker (615) 622-7200

LOCAL REPRESENTATIVE TERRA Site Development Greg Ripple 16102 Spring Mill Rd Indianapolis, Indiana 46074

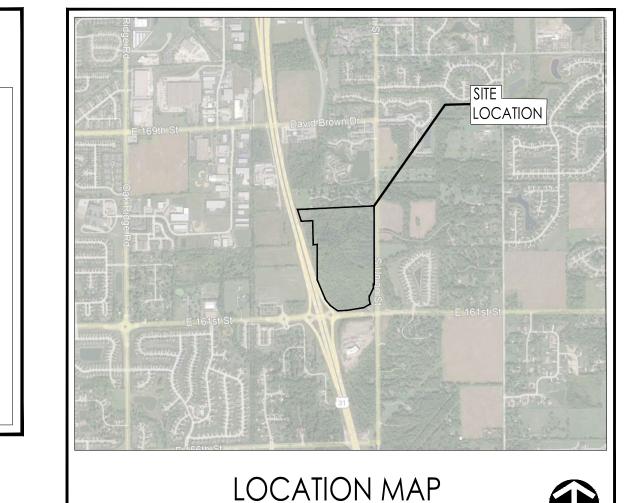
Catalyst Design Group 5100 Tennessee Ave Nashville, TN 37209

(317) 399-1216

ENGINEER OF RECORD Murfreesburo, TN 37127 (931) 473-1818

jparker@catalyst-dg.com LAND SURVEYOR

TERRA Site Development Stephen M. Roeschlein 16102 Spring Mill Rd Indianapolis, Indiana 46074 (317) 399-1216 sroeschlein@terrasitedev.com gripple@terrasitedev.com



NOT TO SCALE

DEED OF DEDICATION:

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plan and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Lantern Commons in Hamilton County, Indiana. All right-of-way shown and not herefore dedicated, are hereby dedicated to the public.

All Blocks in this plat are subject to the declaration of covenants, conditions and restrictions of Lantern Commons recorded as Instrument __ and any amendments thereto.

Front and side yard setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

There are strips of ground in various feet in width as shown on this plat and marked "easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and the the easement herein

their titles subject to the rights of public utilities. "Sanitary Sewer Easements" are hereby created for the use of the developer, and of the utility, public or private, having jurisdiction over the sanitary waste disposal system. Sanitary Sewer Easements shall be used to construct, extend, operate, inspect, maintain, reconstruct, and remove mains, ducts, or other related utility structures of sanitary sewers that are part of said system, and for Ingress and egress thereto.

reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take

"Drainage Easements" are created for the use of the developer and any governmental agency having jurisdiction over drainage and storm sewer systems to provide paths and courses and a system for natural area and local storm drainage, either overland or in appropriate underground installations to serve the needs of this and adjoining grounds and the public drainage system. Drainage Easements shall be used to grade, construct, operate, Inspect, maintain, reconstruct, and remove mains, ducts, or other related structures of storm sewers that are part of said system, and for ingress and egress thereto. The owners of all lots are and shall be required to keep any areas of their lots designed for the natural flow of water unimpeded, and any improvements made on or under any such easements by the owner are and shall be at the risk of the property owner.

"Utility Easements" are created for the use of all public or private utility companies, including but not limited to sanitary sewers, gas, phone, electric, water, and cable television companies, but not including transportation companies, for the installation and maintenance of mains, ducts, poles, lines, wires, drains, pipes, and other utility installations for the purpose of furnishing utility services, and for ingress and egress thereto. All of the foregoing easements shall be deemed to include the necessary rights of ingress and egress, in, along, across and through the same to permit the construction, maintenance, beneficial use and enjoyment thereof for their intended purposes. The owners of all lots in this subdivision shall take and hold title to their lots subject to all of the foregoing easements, and to the rights of any entity entitled to use of said easements for this intended purpose.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of an structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Under authority provided by I.C. 36-7, enacted by the general assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the City Council of the City of Westfield, Hamilton County, Indiana, this plat was given approval by the Westfield-Washington Township Advisory Plan Commission, as follows:

Approved by the Director of the Economic and Community Development Department of the City of Westfield, Hamilton County, Indiana, pursuant to the Westfield-Washington Township Unified Development Ordinance, on the ____ day of ____

Economic and Community Development Departmen

SCALE : 1" = 120'

Board of Public Works and Safety Certificate:

Westfield-Washington Township Plan Commission

This plat and the acceptance of any public rights-of-way dedicated herein is hereby approved on the Director of the Public Works Department of the City of Westfield, Indiana, on behalf of the Board of Public Works and Safety, pursuant to Resolution 15-120 enacted by the Board of Public Works and Safety on ____ , 2022, and Article 7.4(B) of the Unified Development

Public Works Department

SURVEY LEGEND

FIRE HYDRANT

WATER WELL

WATER SPIGOT

WATER AIR RELEASE

SPRINKLER HEAD

IRRIGATION

S SEPTIC TANK GRINDER PUMP OR

CLEANOUT

GREASE PIT

COMBINATION INLET

CURB INLET WITH SOLID LIE

DROP INLET (RECTANGLE)

DROP INLET (ROUND)

SHRUB - SMALL TREE

→ → · FENCE - ELECTRIC

ROLL CURB INLET

BEEHIVE INLET

POST INDICATOR VALVE

FIRE DEPARTMENT CONN.

■ MAILBOX ■ POST POLE BOLLARD (W/ TYPE) → SIGN DELINEATOR POST GAS PUMP

A.C. UNIT LIGHT POLE -☆ GROUND LIGHT ■ ELEC. OUTLET / CONN. **■** POWER POLE

POWER POLE WITH "#" GUY WIRE **-O** GUY POST GROUND ELECTRIC TRANSFORMER (type) ELEC. UTILITY METER /
BLD. CONNECTION (W / T LINE DETECTOR HOUSING

"#" PANEL "#" METER #" VALVE # "#" PEDESTAL - RISER

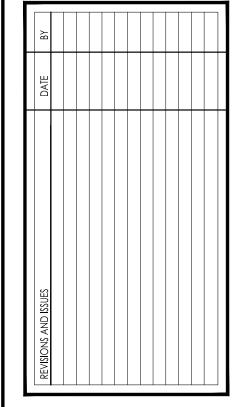
– W – WATER

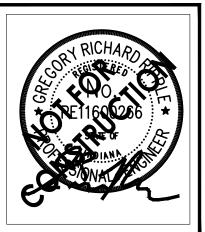
~_785~ ■ EXISTING CONTOURS

FIELD TILE RISER YARD DRAIN -D- POND OUTLET STRUCTURE #" VAULT / UTILITY MANHOLE DECIDUOUS TREE CONIFEROUS TREE # "#" WARNING POST #" MANHOLE

SURVEY LEGEND

| JUNALI LEGEND | |
|----------------------------------------------------|-----------------------------------|
| —— S —— SEWER PIPE | WOODS LINE |
| — ST — STORM WATER | FLOW LINE / WATERS EDGE |
| — UGE — ELEC. UNDERGROUND — OE — ELEC. OVERHEAD | — · — FARM FIELD LINE |
| —UGT — TELE. UNDERGROUND | — FENCE MISC. — FENCE - BARB WIRE |
| G G GAS / HIGH PRESSURE PIPELINE | ——o—FENCE - CHAINLINK |





DESIGN: CHECK: GRR GRR PROJECT NO.